

Appendix E:

Glossary

Glossary Of Terms

- AARP* – American Association of Retired People; a nonprofit, nonpartisan membership organization for people 50 and over.
- Absentee Ownership* – property which is owned by an individual who does not reside locally. Property's with absentee ownership tend to deteriorate more quickly as the owner is generally not aware of the condition of the property.
- Adjacent* – adjoining, or next to.
- Aesthetics* – having a desirable appearance.
- Affordability* – housing affordable to families with incomes at or below 80% of the **area median income**, provided that the occupant pays more than 30% of **gross income**, including utility costs.
- Agricultural and Forestal Districts (AFD)* – a tax relief district established to promote the preservation, protection, and improvement of agricultural and forestal lands for the production of food and other products.
- Alley* – a narrow service street, not intended for heavy traffic, but specifically for access for businesses or homes to use.
- Alternative Transportation* – transportation by means other than car-based; walking, riding a bike, or taking the bus, for example.
- Ambiance* – surroundings and atmosphere.
- Amicable* – peaceable; friendly.
- Amenity* – characteristics of a development that make it desirable to the community or marketable to the public. (Land Use Trends)
- Americans With Disabilities Act (ADA)* – provided civil rights protections to individuals with disabilities and guaranteed them equal opportunity in public accommodations, employment, transportation, state and local government services, and telecommunications. (1990)
- Ammonia nitrogen removal system* – an end process in wastewater treatment that removes nitrogen from sewer effluent to reduce the environmental impacts of the discharge on stream biology.
- Analog* – low-speed, non-digital data communications, normally done on ordinary telephone lines.
- Annual* – once a year.
- AS400* – IBM Advanced System computer
- Assessed property value* – the appraised value of property for purposes of taxation. (pg. 218)
- Arterial Streets* – road that connect outer suburban communities with the central part of a community.
- ATM* – Asynchronous Transfer Mode – a high-speed communications protocol
- Bandwidth* – the amount of data that can be passed through a communications channel in a given period of time.
- Best Management Practices (BMPs)* – water management technique designed to reduce **non-point source pollution** inputs into receiving waters to improve water quality.
- “Big Box” Tenants* – a single retail or wholesale user who occupies no less than 75,000 square feet of gross floor area designed in a warehouse style, requiring high parking to building area rations.

- Bit* – an abbreviation for binary digit; a bit is the smallest unit of information that a computer can hold. Eight bits is equivalent to a byte. The speed at which bits are transmitted or bit rate is usually expressed as bits per second or bps.
- Blacksburg Electronic Village (BEV)* – an internet based system designed to allow inter-governmental efficiency, by sharing files, and connecting branches of public service to one another.
- BPOL (Business, Professional and Office License) fees* – tax levied on commercial residents, commonly based on each \$100 of gross receipts of the individual business.
- Broadband* – high speed, digital data communications. Requires special digital telephone lines. Normally more expensive than analog.
- Buffer* – a physical barrier or designated open space that moderates the influence different land uses have on another. For example; trees and yard space intentionally placed separating a commercial building from a housing community to the reduce noise and visual impacts.
- Building site* – an area where construction is or is planned to occur that will be occupied by a future building or other facilities.
- Bungalow* – an affordable one-story residential house design originally brought to the U.S. from India. This design became popular during the first half of the 20th century.
- Capital Improvements Plan (CIP)* – five- to ten-year plans that show where facilities (such as roads), will be provided. This allows local governments to match their capital expenditures with development needs and to guide development to intended areas.
- Central Business District (CBD)* – a business, office, and residential district to provide a full range of services, and a variety of uses in a downtown atmosphere.
- Clear-Cutting* – removal of an entire stand of trees and shrubs from an area.
- Cluster Development* – made up of single-family suburban homes, but grouped together on smaller lots to create expanses of common open space and preserve steep slopes, floodplains, and other environmentally sensitive areas.
- Co-housing Development* – a tightly clustered residential development style which focuses on an internally pedestrian walkway system. Houses are placed to maximize the communities open space and are designed to promote a strong sense of community.
- Co-location* – the use, or construction, of a structure that accommodates more than one telecommunication or broadcasting facility such as antennas or other sending/receiving equipment.
- Collector Streets* – roads designed to carry moderate flows of traffic from arterial streets to local roads.
- Comprehensive Plan* – document that localities are required to produce according to law, outlining policies a locality plans to achieve in the future related to growth, public services, infrastructure, etc.
- Conservation Easements* – a non-possessory interest in real property imposing imitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic or open space values of real property; assuring its availability for agricultural use, protecting natural resources, or maintaining air or water quality.
- Consumer Base* – the populations ability to support commercial and retail establishments.
- Contributing Structure* – site that is designated as significant which is at least 50 years old and reflects the historic, cultural, or archaeological features of the town, or region.

- Conventional Mortgage* – a mortgage that is not guaranteed by a government agency.
- Corridors* – land uses of property along major roads and thoroughfares, which influence traffic flow along a given road.
- Cost-Effective* – in terms of funding that a program might receive, a program is beneficial to the betterment of the community.
- Cost-Share Program* – a public / private venture where the Town provides the equipment, labor, and professional services and the private entity provides funding for the material cost.
- Crime Rate* – measure of crime incidents in proportion to a larger population.
- Cross-connection* – any actual or potential connection or structural arrangement between a public water supply and any other source or system through which it is possible to introduce into any part of the potable system any used water, water of questionable quality, industrial fluid, gas or any substance other than the intended potable water with which the system is supplied. Bypass arrangements, jumper connections, removable sections, swivel or changeover devices and other temporary or permanent devices through which or because of which backflow can or may occur are considered to be cross-connections.
- Cul-de-sac* – street or passage open at only one end; blind alley. Generally found in residential areas and designed to eliminate through traffic.
- Dead End Lines* – a utility term referring to a line that is not tied back into the utility system at more than one location.
- Delineation* – to draw or outline; describe in words.
- Demand Side Management* – regional growth is decided by the extent of demand for a region's product.
- Demographics* – statistics characterizing human populations, or samples of human population broken down by race, gender, etc.
- Density bonuses* – allocation of development rights that allow a parcel or tract of land to accommodate additional square footage or additional residential units beyond the maximum for which the tract of land is zoned. This is usually in exchange for the provision or preservation of an amenity at the same site or at another location.
- Detrimental* – damaging or harmful.
- Deviate* – turn away from.
- Digital Divide* – households that cannot afford computers and Internet service as opposed to households that can afford those services.
- Disincentive* – something that discourages action; a deterrent.
- Distance Learning* – providing educational opportunities as alternatives to traditional classroom-style teaching. (i.e., classes via Internet, closed circuit television, etc.)
- Diverse Revenue Stream* – a positive economic condition, where the incoming funds come from a variety of sources. This makes a locality less dependent on a single revenue source.
- Dolomite* – a common mineral with the formula $\text{CaMg}(\text{CO}_3)_2$, found chiefly in rock masses as dolomitic limestone, but occurring sometimes in veins.
- DSL* – Digital Subscriber Line
- DS3* – Digital Service 3 – 45 Million bits per second (Mbps)
- Dwelling Unit* – a room or group of rooms connected together containing cooking, bathroom and sleeping facilities constituting a separate, independent housekeeping unit,

- physically separated from any other dwelling unit in the same structure. Examples includes houses, apartments, townhouses, duplexes, etc.
- E-Government* – electronic government; refers to the trend toward electronically provided government services to enhance traditional methods of conducting transactions, providing information, and facilitating citizen interaction.
- Easement* – an interest in real property that is held by someone other than the owner that limits the property to a specific use or condition.
- Emissions Requirement* – standards established by the federal government pertaining to what kind and how much of a certain gas is permissible to be emitted into the atmosphere. This is most often in regard to industrial and automobile emissions, etc.
- Employment Base* – pool from which employees are drawn by firms.
- Email* – similar to regular mail, only done via computers. It's a fast way to communicate on the Internet. If you know someone's e-mail address, you can send a message to him or her in minutes, no matter where they are in the world.
- Erosion* – unwanted removal of sediment and soil attributed to storm water runoff or wind among other reasons.
- Facade* – the front or main side of a building.
- Feasible* – able to be carried out easily.
- Fee Simple* – the most complete form of ownership of property. This can allow the owner to sell sub-rights to the property (i.e., right to grant an easement, right to build, right to occupy and use, etc.).
- Fiber-Optic Technology* – strands of glass, yet stronger than steel – were designed to carry vast amounts of data that can be transmitted by means of light-tightly focused laser beams.
- Fiscal year* – an accounting period of any twelve months as established by the locality (April to April, June to June, etc.)
- Floodplain, Natural* – relatively flat land adjoining a river, creek, or stream subject to regular flooding.
- Floodproofing* – any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. (pg. 39)
- Floor area* – areas excluded from the finished floor area include basements and attics. The gross floor area is the sum of the horizontal areas of the several stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Gross floor area excludes basements and attics.
- FTP* – File Transfer Protocol
- Gateways* – entrances into a community or specific areas of a community typically along major transportation corridors.
- Geographic Information Systems (GIS)* – a computer based system for the capture, storage, analysis and display of spatial data. It uses advanced mapping capabilities that allow attractive, informative, and interactive maps to be displayed.
- Gigabit* – a billion bits per second (Gbps)

Government Access Television – any show produced by town staff that is used to educate the public about town services and events, or for other information pertaining to community interest. .

Gopher – an Internet search tool or engine

Grandfather clause – provisions made in the zoning ordinance that allows nonconforming uses to continue legally if they were in effect prior to the passage of laws which then prohibit the use.

Grass Pavers – pavement material that is designed to allow grass to grow up and through the pavement surface. This can significantly reduce water runoff. Brick and concrete are the most common materials used as grass pavers.

Greek Housing – buildings owned and operated by fraternal organizations; fraternity/sorority houses.

Greenway – linear stretches of open space that are used as public or private spaces, usually in the form of parks or trails.

Groundwater – underground water that feeds wells and springs.

Gross Income – total income an employed person earns before taxes.

High/Low Subsystems – public utilities such as water that serve separate developments. Low subsystems serve developments at low elevations, and high subsystems serve developments at higher elevations.

Historic District – a collection of sites, structures, and landmarks that are of unique architectural, historic and cultural significance to the town, Commonwealth, or Nation.

Historic Overlay District – a zoning classification applied to an existing **Historic District** where specific design guidelines are developed and a public review process established to regulate alterations to the character of the Historic District.

Hokie Stone – nickname given to the limestone prevalent on the facades of many of Virginia Tech's buildings.

Homeowners' Association – a nonprofit organization governed by its own bylaws, operating by land agreements generally through a specific subdivision. Each lot is subject to an automatic charge for a proportionate share of the expenses for the organizations activities, which, if unpaid, become a lien against the property.

Homogeneity – composed of similar elements or parts, in order to create continuity. Similar houses in a neighborhood for example.

Housing Stock – conditional principles of housing in a community (i.e., cost, age, current condition, conformance to surrounding areas, etc.).

Housing, High Density – characterized by multiple dwelling units per acre, such as an apartment building(s).

Housing, Low Density – land use classification generally characterized by single family detached style housing on ¼ acre lots or larger.

Housing, Transitional Density – land use classification generally characterized by a mix of duplexes, townhouses, single family houses on small lots, and some multifamily dwellings.

Impervious Surface – surface that water is not able to pass through, like asphalt in a parking lot.

Implementation – actions, procedures, programs, or techniques that carry out **policies**.

Infill – development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process.

Infiltration – pass through by a filtering process.

Infrastructure – basic facilities such as roads, schools, power plants, transmission lines, transportation and communications systems on which the continuance and growth of a community depends.

Incentive – motive; encouraging.

Inclusionary Zoning – (See **zoning**)

In-situ form lining – an epoxy lining applied to the inside surface of previously installed pipelines.

Intermodal Surface Transportation Efficiency Act (ISTEA [1991]) – federal effort to address traditional policies held in transportation planning. For example, traditional models favored cars over all other modes of transportation.

Internet – the network of computer networks around the world, it is growing by leaps and bounds. There are many sources and providers of information on the “Net”, and almost as many ways to access them.

IP – Internet Protocol (see TCP/IP)

ISDN – Integrated Services Digital Network

ISP – Internet Service Provider

Itinerant Vendor – a person who is involved with a temporary or transient business, who occupies a location for less than 45 days.

Jurisdiction – a locality as defined by physical boundaries operating under a system of courts, laws, ordinances and public infrastructure system (e.g., the Town of Blacksburg, Montgomery County).

K-12 – public school grades kindergarten through 12th grade.

Karst Terrain – areas that are underlain by soluble carbonate rock, such as limestone or dolomite. These areas are susceptible to dissolution and can result in sinkholes, caves, and underground streams.

Kilobit – a thousand bits per second – Kbps

LAN – Local Area Network.

Land Banking Funds – appropriations for the purchase of land by a local government for use or resale at a later date.

Land Use Intensity – how differing types of development impact a community.

Light Pollution – unwanted light that occurs as a result of lighting parking lots, etc.

Lien – a fee placed on a piece of property to satisfy a debt as agreed to by the involved parties.

Limestone – a mineral; a common sedimentary rock composed primarily of the mineral calcite (CaCO₃). Limestone constitutes approximately 10 percent of the sedimentary rocks exposed on the earth's surface. It forms either by direct crystallization from water (usually seawater) or by accumulation of shell and shell fragments.

Local Streets – residential streets, not intended for heavy traffic flows.

Loop System – a utility term which refers to tying a utility line back into the main line in more than on location. This form of system can decrease inconveniences due to maintenance and increase the reliability of the utility.

Lot – parcel of land intended owned separately, and independently.

Lot coverage – the portion of a lot that is covered by any building or structure, parking and loading areas, or any other impervious surface.

Lot, Depth of – average horizontal distance between front and rear lot lines.

Lot, Double frontage – a lot that borders one or more than one street (not including alleys).

Master Plan – conceptual plan indicating interrelationships between uses and facilities on a site for those projects, phased developments, or developments occurring over a span of time, which may be adopted by an institution, business, or organization.

MCPS – Montgomery County Public Schools

Manufactured Housing – a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation. Manufactured homes are built in accordance with Federal standards known as the HUD Code, and includes mobile homes, park trailers, travel trailers, and similar structures. Modular Homes are not a type of Manufactured Housing and are regulated differently.

Median – strips of land in between opposite directions of traffic, which can be used as a visual divider promoting aesthetic strengths of a locality.

Median Income – income level where 50% of people earn more and 50% of people earn less than this income.

Median family income – income level where 50% of families earn more and 50% of families earn less than this income.

Megabit – a million bits per second – Mbps

Microclimate – the climate of a small, defined area such as a forest or an office building.

Migratory Pollutants – mobile pollutants due to viscosity, and which can move through water, such as oil.

Mixed Use Development – integration of workspace and living space, such as storeowners residing above their stores or offices.

Mobile Home – (see **Manufactured Housing**)

Modular Home – a dwelling unit constructed on-site in accordance with the Virginia One and Two Family Dwelling Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

Multifamily development – housing unit that provides accommodations for three or more (families) housing units.

Multi-Modal – more than one mode of transportation at a location. A bus stop and a train stop, for example, could be located at the same city intersection.

Neighborhood Enhancement Program (NEP) – a Town program with three elements; Rental Permitting, Code Enforcement, and Neighborhood Planning. This program is designed to improve the quality of life of Town residents by involving residents and addressing issues in a more efficient manner.

Neo-Traditional Development – approach to land-use planning and urban design that promotes the building of neighborhoods with a mix of uses and housing types, architectural variety, a central public gathering place, interconnecting streets and alleys, and edges defined by greenbelts or boulevards. The basic goal is to integrate various activities to a particular location (i.e., shopping, housing, work, recreation, etc.).

Nonattainment – the condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

- Nonconforming Building* – any building whose size, dimensions or location was lawful when built, but fails to meet current standards and regulations according to amendments, or revisions to the town code.
- Nonconforming Use* – a use or activity that was lawful when originally created, but currently fails to meet current standards due to amendment or revision of ordinances.
- Non-contributing structure* – building, site or structure that does not add to the architectural qualities, or character of the area. This designation is primarily used when a site is not more than fifty years old or has lost its historic character through significant building alterations.
- Non-point source pollution* – pollution that cannot be attributed to a specific industry that can be constantly monitored and regulated. Chemical runoff from a parking lot would be an example.
- Non-Profit Organization* – any group whose activities are conducted for civic, humanitarian, or for the benefit of others and not for the gain of a private individual or group. This classification may include social service, welfare, educational, cultural, or some medical organizations.
- Nuisance* – activities which reduce the enjoyment of one's life or property which are being conducted outside their own property.
- Occupancy* – the period during which one owns, rents, uses, or occupies a certain premises or land. Often refers to the number of persons allowed by law to live in a dwelling unit.
- Off-Road Trails* – generally multi-purpose trails designed to hold pedestrian and bike traffic, but independent from roads and automobile traffic.
- On-Road Trails* – bicycle lanes on existing roadways separated from vehicular traffic use.
- Open Landscapes* – those exposed to continuous sunlight, unprotected by trees or shrubs. (Marshlands, grasslands, desert landscapes, and rocky terrain are examples.)
*Current zoning requires that 50% of developed land must remain open space.
- Open Space* – land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. *Ordinance* - any law established by local government (Town Council, Board of Supervisors, etc.).
- Overlay District* – a district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district.
- PDA* – Personal Digital Assistant or handheld computer or palm computer.
- Pervious* – a condition of a surface or material that allows it to be penetrated. Water, for example, can penetrate a gravel driveway.
- Pilot Areas* – initial introduction of new development concepts, and created to channel interest.
- Place of Worship* – a permanent structure that serves as the primary location for regular, organized religious assembly such as churches, synagogues, mosques, etc.
- Planned Unit Development (PUD)* – planned development that allows more leeway in the application of the zoning ordinance to a tract of land (may allow mixed uses, flexibility of development standards, etc.).
- Policy* – a statement of principle that indicates obligation, but is not mandatory. A general guideline governmental agencies set in order to meet goals and expectations.
- Population Density* – the number of persons living in a given geographic area such as a town, neighborhood, or locality. This statistic is usually given in terms of persons per square mile.

- Porous* – full of pores through which liquids, light or air can pass. Sandstone is a porous rock and can therefore absorb water well.
- Preservation* – to protect from practices that might be destructive.
- Pressure Head* – is the difference in elevation between the water tank and a specific location in the water system. As the elevation difference between a specific location and the tank becomes greater (i.e. moving downhill), the pressure head increases providing more pressure at that location in the water system.
- Proactive* – acting in advance to deal with an expected difficulty; anticipatory.
- Proffer* – developer provides public services in exchange for right to develop land. (Developing parks, and greenways for example).
- Property Tax* – a tax levied on real estate or personal property by a locality.
- Quality of Life* – a subjective measurement which pertains to the conditions the population live and how they feel about these conditions.
- Radon* – a colorless, odorless gas that occurs naturally. Radon comes from the natural (radioactive) breakdown of uranium in soil, rock, and water. Thousands of deaths are estimated to be associated with radon each year.
- Real estate taxes* – any taxes paid on owned or real property.
- Reforestation* – replanting or planting of forest plant materials. Also includes planting in areas not originally forested for mitigation purposes.
- Regionalism* – dealing with issues and problems which cross multiple legal jurisdictions or localities.
- Religious Assembly* – a use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities.
- Rental Permitting* – an element of the **Neighborhood Enhancement Program (NEP)** which requires property owners in specific areas of town to register the rental property, property manager, and property owner contact information with the town and have the property inspected every three years.
- Renter vs. Owner-Occupied Housing* – the ratio between housing units rented
- Retention Ponds* – a form of storm water management used for holding a specified amount of water runoff for a period of time.
- Rezoning* – to seek to change the allowable uses of a property from one type of use to another.
- Ridgeline* – a line connecting the highest points along a ridge and separating drainage basins or small-scale drainage basins or small-scale drainage systems from one another.
- Right of Way* – legally established area or strip of land, publicly or privately owned intended to be occupied by a street, utility service, water main, sanitary or storm sewer main, or similar use.
- Riparian Forest* – highly productive streamside vegetative communities, offering important benefits to a stream ecosystem, including vegetation that can remove nitrogen before reaching a water body.
- Runoff* – precipitation leaving a site due to the force of gravity.
- Rural* – belonging to or having the appearance of the country; large tracts of open space and undeveloped land.
- Rural Residential Zoning* (see **zoning**)
- Sanitary Sewer* – wastewater collection system that relies on gravity or pumps for the movement of the waste from its source to a treatment facility.

- SCLC* – Senior Computer Learning Center
- Sedimentation* – deposits of soil, sand, pebbles, and stone fragments by water, which can create a flooding hazard when it fills rivers, or streams reducing the capability of a river channel to carry water.
- Septic Tank Effluent Gravity (STEG)* – a system where sewerage from a residence enters an onsite, underground tank where it is primarily treated, filtered, and drained through small diameter public lines to a treatment location.
- Septic Tank Effluent Pumping (STEP)* – a system where sewerage from a residence enters an onsite, underground tank where it is primarily treated, filtered, and pumped through small diameter public lines to a treatment location.
- Service Level Demand* – the amount of community services that are demanded from a certain **service radius**.
- Service Radius* – the area for which community services, such as fire and police, are designated and allocated.
- Setback* – a legally enforceable **buffer** zone between properties that requires a minimum space remain between the property line and any building construction.
- Sewershed* – an area in which sewer flows by gravity.
- Shared Pathway* – surface area designed for multi-purpose uses, bikes and pedestrians for example.
- Signage* – the placement of informational or directional signs, indicating traffic patterns for drivers, for example.
- Silviculture* – the agriculture of trees.
- Single Family Occupancy* – a dwelling unit designed and intended for one family.
- Site Plan Review* – review of the site plan of any public or private project by the department of planning or the planning commission.
- Smart Road* – transportation project developed by Virginia Tech, implementing technological features to improve the operation of vehicles, roads, and human interaction with the transportation system.
- SNMP* – Simple Network Messaging Protocol
- Solicit* – to ask earnestly for.
- Special Exception* – some designated local body must review any application to establish a use on a particular site. This is also called a “Use By Review.”
- Special Use Permit* – utilization of a property authorized by a zoning ordinance, but not permissible unless certain stated criteria have been met.
- Sprawl* – low-density land-use patterns that are automobile dependent, requiring high ratios of road surface to the development served.
- Stagnation* – regarding water, not flowing; standing still.
- Stealth Technology* – generally referring to telecommunication or broadcasting facilities; the “invisible”, camouflaged, or integrated siting of towers, antenna, or other equipment into an area (e.g., antennas on or within existing structures, “tree, flagpole, light post, or other common fixture” towers, etc.).
- Steep-Slope Provisions* – topographic areas that are generally unsuitable for development due to the steep grades. These areas are conversely the most valuable to maintain as open space due to their visibility, impact on view sheds, and effect on water run off.
- Stormwater Management* – physical improvements and other techniques that control the rate of release of water runoff from a site into the surround areas downstream.

Stormwater Mitigation – physical improvements and other techniques that reduce the impact of water runoff from a site into the surround areas downstream.

Strip Development – commercial, retail, or industrial development, usually one lot deep that fronts on a major street.

Sub-sewershed – a specific portion of a designated sewershed.

Subdivision Regulations – land use controls that govern the divisions of land into two or more lots, parcels or sites for a building.

Surcharge – the release of sewerage from the public wastewater system.

Surface Water – water on the earth’s surface exposed to the atmosphere such as rivers, lakes and creeks.

T1 – a transmission link capable of carrying 1.544 Million bits per second Mbps).

T3 – a transmission link capable or carrying 44.736Mbps (45 megabits) or 672 voice conversations, more than enough for full-screen, full-motion video. A T3 is the equivalent of 28 multiplexed T1 channels.

Tax Base – measure or value upon which a tax is levied.

Tax Burden – ability of citizen’s to pay taxes in relation to income and needs.

TCP/IP – Transmission Control Protocol/Internet Protocol - the 'language' of the Internet that allows thousands of computers to communicate over common transmission lines without garbling the information.

TEA-21 – Transportation Equity Act for the 21st Century; the reauthorization of the ISTEA program to promote and fund alternative, multi-modal forms of transportation.

Telecommuting – employees who are able to work out of their homes rather than physically commuting to a job everyday.

Telemetry – equipment used to transmit data via communication lines or radio signals to enable automated operation of a mechanical system; in this context, the electronics that operate the town’s water and sewerage systems.

Tenant – a person who holds a lease in a rental unit under a lawful rental agreement.

Topography – the physical variations in a surface area relative to its elevation.

Transfer Development Rights – to move development rights and densities to another parcel of land and the recordation of that conveyance among the land records of the locality.

Unbuilt Right of Way – an area where construction of a road, utility, or other public venture is established, but not yet built.

Urban Forestry – trees located in an urban environment which are placed to improve the areas character and aesthetics, or reduce noise and pollutants.

Urban Landscaping – integration of vegetation (shrubs, flowers, etc.), into an urban environment.

Urban Services – define geographic areas where new or improved infrastructure is planned for the next five to ten years.

Vacant – empty or not occupied.

Viewshed – area within view from a defined observable point.

Virginia Polytechnic and State University (Virginia Tech) – Virginia’s largest university enrolling more than 25,000 students. Located in the Town of Blacksburg.

Vista – view seen through a narrow passage.

VPN – Virtual Private Networking

WAN – Wide Area Network.

Wastewater System – any system which involves the movement and treatment of effluent from its source to where it is discharged.

WaterCAD – allows proposed water main construction to be evaluated for the impact on flows and pressures of the current system.

Watercourses – established paths for free flowing water.

Water Revenues – a user fee received from the payment of water bills.

Watershed – an area in which water flows by gravity downstream to a specific location.

WEB – World Wide Web or Internet

Wetlands – lands submerged underwater frequently, or long enough to support habitats suitable for saturated conditions.

WTOB – Town of Blacksburg Public Access Television station tasked with providing notices, bulletins, educational material, and other information pertinent to the function of the Town government and residents.

Zero-lot Line – allows houses to border property boundaries in order to promote diverse development.

Zoning – parcels of land set aside for certain types and intensities of development in a way that is compatible with surrounding real estate and in conformance with the comprehensive plan.

Zoning, Inclusionary – encourages construction of affordable housing. (May require that a certain percentage of housing units in a development are affordable.)

Zoning, Rural Residential – purpose is to provide the residential development at a scale intended to preserve the rural character of the area.

Zoning Density – the amount of dwelling units permitted by the zoning ordinance.

Zoning Ordinance – outlines what type of development a certain location will allow.

Sources: Davidson M., and Fay Dolnick. A Glossary of Zoning, Development, and Planning Terms. American Planning Association. 1999.

Neufeldt, Victoria. Webster's New World College Dictionary. Third Edition. Simon & Schuster, Inc. New York, NY. 1997.